

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 43 - Warehouse	Sty Ht: 2 - 2 Story	(Liv) Units: 4	Total: 6	Full Bath: 2	Rating: Good	A Bath:	Rating:	GOLDS GYM , HEALTH CLUB 25% OF BUILDING, BIG FAT MOVING & STORAGE, 25%, ALPHA AUTO REPAIR, 25%.																				
Foundation: 6 - Slab	Frame: 2 - Steel	Prime Wall: 18 - Correg Steel	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																					
Roof Struct: 4 - Flat	Roof Cover: 4 - Tar & Gravel	Color: BEIGE	View / Desir:	1/2 Bath: 8	Rating: Good	A HBth:	Rating:																					
OthrFix: 8	Rating: Good	OthrFix: 8	Rating: Good	OthrFix: 8	Rating: Good	OthrFix: 8	Rating: Good																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																				
Grade: C - Average	Year Blt: 1967	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Jurisdct: G6	Fact: .	Const Mod:	Lump Sum Adj:	Fpl:	Rating:	WSFlue:	Rating:	Other			Upper																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: 12	Prim Int Wall: 5 - Minimal	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	36. %	Functional:	%	Additions:	No Unit	RMS	BRS	FL	Exterior:															
Prim Floors: 12 - Concrete	Sec Floors: 4 - Carpet	Total: 25 %	Override:	Economic:	%	Special:	%	Kitchen:					Interior:															
Bsmnt Flr:	Subfloor:			Override:	Total: 36 %			Baths:					Plumbing:															
Bsmnt Gar:	Electric: 3 - Typical							Electric:					Electric:															
Insulation: 2 - Typical	Int vs Ext: S							Heating:					Heating:															
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air							General:					General:															
# Heat Sys: 1	% Heated: 100	% AC:		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL												
Solar HW: NO	% Com Wall	% Sprinkled: 100		Basic \$ / SQ: 48.00	Size Adj.: 0.89252615	Const Adj.: 0.88641918	Adj \$ / SQ: 37.975	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
				Other Features: 82336	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val		FFL	First Floor	41,636	37.980	1,581,140	FFL	100	SER	25		1						
				LUC Factor: 1.00	Adj Total: 1826162	Depreciation: 657418	Deprecated Total: 1168744	Juris. Factor: 1.00	Before Depr: 37.98	Special Features: 30000	Val/Su Net: 26.10	SFL	Second Floor	4,284	37.980	162,686												
								Final Total: 1198700	Val/Su SzAd: 26.10			Net Sketched Area: 45,920	Total: 1,743,826															
MOBILE HOME				Make:		Model:		Serial #:		Year:	Color:	Size Ad	45920	Gross Are	45920	FinArea	45920							IMAGE				
SPEC FEATURES/YARD ITEMS												PARCEL ID 059.0-0001-0012.0												AssessPro Patriot Properties, Inc				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
85	Paving	D	Y	120000		A	AV	1980	1.75	T	31.2	401			24,100		24,100											
64	Mezz-Finish	M	S	1900		G	AV	2003	33.33	T	0	401			30,000		30,000											
Sample output to test PDF Combine only																												
More: N	Total Yard Items:	24,100		Total Special Features:	30,000		Total:	54,100																				

059.0

0001

0012.0

Map

Block

Lot

2 of 2

Industrial

CARD

ARLINGTON

Total Card / Total Parcel

840,000 / 5,588,900

840,000 / 5,588,900

840,000 / 5,588,900

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

APPRAISED:

USE VALUE:

ASSESSED:

No	Alt No	Direction/Street/City
30		PARK AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	30 PARK AVE ASSOC LLP	
Owner 2:		
Owner 3:		
Street 1:	PO BOX 288	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 128,457 Sq. Ft. of land mainly classified as Ind.-Whs. with a Warehouse Building built about 1956, having primarily Correg Steel Exterior and 28868 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	Factory		0	0 Sq. Ft.	Site			0	0.	0.00	CA																

Sample output to test PDF combine only

Parcel LUC: 401 Ind.-Whs.

Prime NB Desc: COMM AVG

Total: _____

Spl Credit: _____

Total: _____

Database: AssessPro - FY2021

apro

2021


Patriot Properties Inc.
 USER DEFINED
 Prior Id #1: 39185
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 43 - Warehouse				Full Bath:	Rating:			SKYROPE TECH SERVICES NORTH BENNET ST SCHOOL.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 2	Total: 6			3/4 Bath:	Rating:															
Foundation: 6 - Slab				A 3QBth:	Rating:															
Frame: 2 - Steel				1/2 Bath: 4	Rating: Average															
Prime Wall: 18 - Correg Steel				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 4 - Flat				OTHER FEATURES																
Roof Cover: 4 - Tar & Gravel				Kits:	Rating:			1st Res Grid Desc: Line 1 # Units:												
Color: BEIGE				A Kits:	Rating:			FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1956	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: 24				Phys Cond: AV - Average	40.	%		Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 5 - Minimal				Functional:				Interior:												
Sec Int Wall:		%		Economic:				Additions:												
Partition: T - Typical				Special:				Kitchen:												
Prim Floors: 12 - Concrete				Override:				Baths:												
Sec Floors: 4 - Carpet	30%			Total:	40	%		Plumbing:												
Bsmnt Flr:				CALC SUMMARY				Electric:												
Subfloor:				COMPARABLE SALES				Heating:												
Bsmnt Gar:				Rate Parcel ID Typ Date Sale Price				General:												
Electric: 3 - Typical				WtAv\$/SQ: AvRate: Ind.Val				Totals												
Insulation: 2 - Typical				Adj \$ / SQ: 47.879				0												
Int vs Ext: S				Other Features: 35430				Net Sketched Area: 29,322				Total: 1,364,647								
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 7 - Unit Heaters				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC: 5		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 1400077				Juris. Factor: 1.00				Before Depr: 47.88								
% Com Wall		% Sprinkled: 100		Depreciation: 560031				Special Features: 0				Val/Su Net: 28.65								
				Deprecated Total: 840046				Final Total: 840000				Val/Su SzAd: 29.10								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 059.0-0001-0012.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
Sample output to test PDF Combine only																AssessPro Patriot Properties, Inc				
More: N		Total Yard Items:			Total Special Features:									Total:						